



**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
Monday, June 23, 2014**

**Present:**

Mayor Blomberg	Trustee Brandt
Trustee Feldman	<del>Trustee Grujanac</del>
Trustee McDonough	Trustee Servi
Trustee McAllister	Village Clerk Mastandrea
<del>Village Treasurer Curtis</del>	Village Attorney Simon
Village Manager Burke	Chief of Police Kinsey
<del>Finance Director Peterson</del>	Director of Public Works Woodbury
Community & Economic Development	Engineering Supervisor Horne
Director McNellis	Village Planner Robles
Economic Development Coordinator	
Zozulya	

**ROLL CALL**

Mayor Blomberg called the meeting to order at 7:25 p.m. and Village Clerk Mastandrea called the Roll.

**2.0 APPROVAL OF MINUTES**

**2.1 Acceptance of June 9, 2014 Committee of the Whole Meeting Minutes.**

The minutes of the June 9, 2014 Committee of the Whole Meeting were approved as submitted.

**3.0 ITEMS OF GENERAL BUSINESS**

Mayor Blomberg made the recommendation to move Public Works and Public Safety Items up on the Agenda for presentation and discussion. The consensus of the Board was to discuss Public Works and Public Safety items before Planning, Zoning and Land Use items.

**3.2 Finance and Administration**

**3.3 Public Works**

**3.31 Consideration and Discussion of a Construction Contract with Front Range Environmental for Construction Services**

**for the Lincolnshire Creek Erosion Mitigation Project in an Amount not to Exceed \$217,759 (Village of Lincolnshire)**

Engineering Supervisor Horne provided a summary of the construction contract with Front Range Environmental for the Lincolnshire Creek Erosion Mitigation Project.

Trustee McDonough asked why the next lowest bidder had such a noted difference with ground stabilization pricing. Engineering Supervisor Horne stated he would look into this item but noted this is a complex project and Front Range is aware of this area of concern. Engineering Supervisor Horne noted all bidders were required to attend a mandatory pre-bid meeting to ensure the consistency in bid submittals received.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

**3.32 Consideration and Discussion of a Construction Services Contract with Chicagoland Paving, Lake Zurich, IL for the Londonderry Lane Reconstruction Project in an Amount not to Exceed \$169,900 (Village of Lincolnshire)**

Engineering Supervisor Horne summarized the service contract with Chicagoland Paving for Londonderry Lane reconstruction. The Village received only one bid for this project. The bid is \$50,000 over the funds remaining in this budget line item. Engineering Supervisor Horne noted when this project was originally discussed a barrier curb was added with the understanding this item could be eliminated if it was cost prohibitive or the construction bids received were too high. Therefore, the barrier curb was eliminated from the contract making the actual contract amount \$5,000 over the remaining funds in this budget line item.

Mayor Blomberg asked if there was any thought to why only one bid was received for the project. Engineering Supervisor Horne noted the bid was delivered to seven pavement contractors, and he contacted two of the contractors who did not bid on the project and was told the reason was due to the large amount of tollway work they were receiving.

Trustee Feldman asked if it made sense to wait for a later date to move forward with the project to see if the Village could get better pricing. Engineering Supervisor Horne stated it was his opinion;

Chicagoland Paving was in line with pricing for this project.

Village Attorney Simon asked about the benefit of the barrier curb. Engineering Supervisor Horne noted the barrier curb would help hold the asphalt in place, specifically in the floodway but is not necessary. Village Attorney Simon asked if the barrier curb would increase the life of the pavement, and Engineering Supervisor Horne noted it would increase the life of the pavement.

A brief discussion followed regarding the scope of the project.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety

**3.41 Consideration and Discussion of Park Board Recommendation Regarding Request to Use North Park for National Night Out – August 5, 2014 (Village of Lincolnshire)**

Chief of Police Kinsey summarized the request for the use of North Park for the third annual National Night Out. This year it will include a Cruise with the Cops event at the Fresh Market on Friday, August 1, 2014.

Trustee McDonough asked how to further advertise. Chief of Police Kinsey provided a copy of a flyer being distributed and noted this event is being advertised on the Village website and will be included in E-News. Trustee Brandt suggested sending out a mass resident e-mail to the list previously provided to staff for promotion of the upcoming Fourth of July festivities. Village Manager noted the information was also posted in the summer newsletter.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.1 Planning, Zoning and Land Use

**3.11 Status update on Lincolnshire Downtown Project (DK Mallon)**

**3.12 Discussion regarding Current and Long-Term Commercial Challenges and Opportunities (Village of Lincolnshire)**

Mr. Mike Mallon representing DK Mallon provided an update on

the status of the downtown development anchored by The Fresh Market. DK Mallon indicated interest in the site has been slow to build and explained his current expectation to break ground on the property in spring 2015. Mr. Mallon noted there is some interest in the property from commercial users. Although, no tenants are confirmed at this time, DK Mallon has several Letters of Intent out for signature. Mr. Mallon made note of different marketing strategies DK Mallon is using to draw potential tenants.

Mr. Mallon noted DK Mallon had a productive workshop with the Architectural review Board (ARB) and anticipates returning to the ARB in three months; once they have confirmation of prospective tenants. The types of uses being considered for the property include restaurants, entertainment, service, convenience retail and financial. Mr. Mallon noted the following challenges for the downtown property: lack of residential density to support commercial uses; retail synergy; site access and visibility from Milwaukee Avenue; and competition with existing commercial spaces in the Village. Mr. Mallon brought up signage and visibility being a concern of the Fresh Market.

Village Trustees provided suggestions for site improvements which include lighting The Fresh Market building tower, placing string lights at locations within the site, and installing enhanced temporary and permanent signage. A discussion regarding signage followed. Trustee McDonough recommended branding for the area and having more events/entertainment to draw people to the site.

Village Clerk Mastandrea stated getting into the site is a challenge if you are not familiar with the area. Mayor Blomberg noted there are several issues and all need to be addressed to make the development a success.

Trustee McAllister asked what the Board thought was drawing people to Lincolnshire and what the Village needed to offer in terms of amenities and businesses to draw them. Trustee Feldman noted it was her opinion more development for residential was needed. Trustee Brandt stated people move here because of good schools and trees, and expressed her belief she did not think the availability of apartments in the Village would entice young people to move to Lincolnshire. Trustee Brandt stated she believes the highest priority should be supporting The Fresh Market store so it can be successful.

Mike Mallon stated he will work with staff and relay these

suggestions to The Fresh Market corporate office in North Carolina who make the decisions regarding the Lincolnshire store. Village Manager Burke noted he agreed working with The Fresh Market staff at the corporate level was a good idea but recommended The Fresh Market needed to consider more advertising of events and getting the word out on a local and regional basis regarding the store.

Dave LeCavalier with ForeFront Properties, listing broker for the vacant property at the southwest corner of Milwaukee Avenue and Route 22, addressed the Board and stated the goal should be to create synergy for the entire intersection of Milwaukee Avenue and Rte. 22. Mr. LeCavalier stated while Lincolnshire used to be a better address in which to locate compared with surrounding communities, this is no longer holding true. Mr. LeCavalier noted when retailers and business owners research Lincolnshire online; they find information about commercial foreclosures in the Village, and this can create a challenging development environment.

Trustee Feldman noted there were gaps in the community and in her opinion Lincolnshire needed family restaurants and children's entertainment uses. Trustee Brandt agreed and noted restaurants would be welcome to the community.

Mr. LeCavalier requested comments from the Village Board regarding the types of uses that would be appropriate for the southwest corner of Milwaukee Avenue and Rte. 22. The Board stated they would like a high quality and unique development. Board members indicated they may be willing to consider townhomes or row homes on the corner of Rte. 22 & Milwaukee Avenue. However, several Board members expressed concerns about the potential for multi-family housing on this site. Trustee McAllister noted as a new Trustee, he feels the Village Board could be more welcoming regarding businesses and projects coming into the Village and noted the Board's approach at times could be perceived as challenging.

Mr. Mallon concurred with Trustee McAllister and noted there is a perception in the development community that Lincolnshire is a difficult place to do business. A discussion regarding the perception of the development community followed.

Director of Community & Economic Development McNellis noted there are several large vacant properties primed for development or redevelopment in the Village including the Hewitt property located along the Tollway. Director of Community & Economic

Development McNellis noted interested parties indicate they would like to see mixed-use development for this site; however, the planning documents state “office use” which makes it difficult for interested developers. Director of Community & Economic Development McNellis noted most interested parties would like apartments or housing on the site for employees and to rent out for corporate visitors. Staff noted developers and leasing agents have suggested increasing the number of residential units in the community will result in retailers wanting to come in to the community to service the larger population. Trustees Brandt and McDonough noted it is their opinion, there is enough multi-family residential in adjacent communities and the concern should not solely be about bringing new “rooftops” to Lincolnshire. The general consensus of the Village Board was they would not be in favor of commercial to be developed on the Hewitt property.

Mr. Mallon noted commercial development on the Hewitt site may affect the success of the Village’s commercial corridor along Milwaukee Avenue.

Mayor Blomberg noted it may be beneficial for the Village to help in coordinating the promotion of all Lincolnshire commercial areas to ensure their success. Mayor Blomberg suggested some form of coordinated community event or Village-wide “grand re-opening” event may be a good idea to generate customers.

Village Manager Burke noted, given the direction of tonight’s conversation and the lateness of the hour, there would not be time for the prepared staff presentation and asked if the Board was opposed to any of the ten questions/suggestions outlined in the final page of the staff memo. The Board responded affirmatively to staff pursuing the following ten questions:

- 1) Relaxing Village Codes regarding temporary signage.
- 2) Relaxing landscaping standards to permit greater visibility of commercial centers from arterial roadways.
- 3) Removing certain uses from the Special use category and designating them “Permitted Uses”.
- 4) Allowing Staff greater authority to approve PUD changes, under specific conditions, without need for a lengthy review process; shorter process with Village Board approval.
- 5) Mixed-use developments in the five undeveloped key

commercial sites listed above.

- 6) Permitting higher density housing, such as professional-level apartments, as a supporting use in a mixed-use project?

It was the consensus of the Board the Village may need to be willing to consider housing types other than those typically found in Lincolnshire that may be appropriate in select locations.

- 7) Economic Incentive Policy or Program detailing the list of available opportunities. Financial incentives for shopping centers and/or individual tenants that meet certain qualifications.
- 8) Researching the pros and cons of a Special Service Area in our commercial areas to help fund improvements and market that area.
- 9) Amending the Comprehensive Plan to be more inclusive in the types of uses permitted on the five undeveloped key commercial sites listed above.
- 10) A mechanism for expanding the pedestrian/bicycle path connectivity on Milwaukee Avenue and into the Corporate/Business Centers.

The Board expressed agreement to exploring ways to provide a shorter review process with eliminated referral for existing developments.

### 3.5 Parks and Recreation

### 3.6 Judiciary and Personnel

## 5.0 **UNFINISHED BUSINESS**

## 6.0 **NEW BUSINESS**

## 7.0 **EXECUTIVE SESSION**

## 8.0 **ADJOURNMENT**

Trustee Servi moved and Trustee McDonough seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 10:06 p.m.

Respectfully submitted,

**VILLAGE OF LINCOLNSHIRE**

Barbara Mastandrea  
Village Clerk